

## ZONING AND BUILDING AGENDA

DECEMBER 14, 2004

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATION:

- 266162      DOCKETS #7682 & 7700 - CHARLIE BELANDER, Owner, 12205 Pine Avenue, Lemont, Illinois 60439, Application (No. MA-04-03; Z04084). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-4 Single Family Residence District for an existing single family residence, with a companion Variance, V-04-72, to reduce rear yard setback and a proposed new single family residence on sewer and private well in Section 27 of Lemont Township. Property consists of 1.28 acres located on the north side of Apple Drive, approximately 617.5 feet east of Walker Road. Intended use: Single family residence with attached garage. **RECOMMENDATION: That the application be granted.**

### NEW APPLICATIONS

- 268663      ANTHONY F. PALMERIN, JR., Owner, 4958 South Latrobe Avenue, Chicago, Illinois 60638, Application (No. SU-04-15; Z04189). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the R-5 Single Family District for a single family residence with accessory structures and with a storefront grocery store (all existing) with companion Variance for setback issues in Section 9 of Stickney Township. Property consists of .09 of an acre located at the northwest corner of Latrobe Avenue and 50th Street in Stickney Township. Intended use: A single family residence with storefront grocery store.
- 268664      ANTHONY F. PALMERIN, JR., Owner, 4958 South Latrobe Avenue, Chicago, Illinois 60638, Application (No. V-04-164; Z04190). Submitted by same. Seeking a VARIANCE, in the R-5 Single Family District to reduce on the principal structure the front yard setback from the minimum required 30 feet to 0 feet; to reduce corner side yard setback from the minimum required 15 feet to 0 feet; to reduce the right interior side yard setback from the minimum required 10 to 5 feet (all existing); to reduce accessory structure setbacks on the right interior side yard setback from the minimum required 10 feet to 0 feet for the pool; for the new detached garage to reduce corner side yard setback from the minimum required 15 feet to 0 feet; to reduce rear yard setback from the minimum required 3 feet to 0 feet and to reduce right interior side yard setback from the minimum required 10 feet to 2 feet with the companion Special Use Unique Use (SU-04-15) for a single family residence, accessory structures and a storefront grocery store all existing in Section 9 of Stickney Township. Property consists of .09 of an acre located at the northwest corner of Latrobe Avenue and 50th Street in Stickney Township. Intended use: A single family residence with storefront grocery store.
- 268665      HIGHLANDS PRESBYTERIAN CHURCH, Owner, 1901 West 58th Place, LaGrange, Illinois 60525, Application (No. MA-04-08; Z04186). Submitted by Alexander R. Domanskis, Boodell, Domanskis & Saipe, LLC, 205 North Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the P-1 Public Land District to the R-4 Single Family Residence District for an existing church and residence and a companion Variance to divide one lot into two lots and on Lot 1 to reduce lot area from the minimum required 20,000 square feet to 15,000 square feet and to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for existing church residence in Section 17 of Lyons Township. Property consists of approximately 1.855 acres located on the south side of West 58th Street, approximately 525 feet west of Laurel Avenue in Lyons Township. Intended use: Existing church residence.
- 268666      HIGHLANDS PRESBYTERIAN CHURCH, Owner, 1901 West 58th Place, LaGrange, Illinois 60525, Application (No. V-04-162; Z04187). Submitted by Alexander R. Domanskis, Boodell, Domanskis & Saipe, LLC, 205 North Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a VARIATION in the R-4 Single Family Residence District (if granted under companion A-04-08) to divide one lot into two lots and Lot 1 to reduce lot area from the minimum required 20,000 square feet to 15,000 square feet; and to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for existing church residence in Section 17 of Lyons Township. Property consists of approximately 1.855 acres located on the south side of West 58th Street, approximately 525 feet west of Laurel Avenue in Lyons Township. Intended use: Existing church residence.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

268667      DOCKET #7749 - B. SERVELLON, Owner, Application: Variation to reduce distance between principal and accessory structure from 10 feet to 4 feet for a detached garage in the R-7 General Residence District. The subject property consists of approximately .12 of an acre, located on the north side of West Terrace Place, approximately 227 277 feet west of Park Lane in Maine Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

268668      DOCKET #7767 - T. CHORAK, Owner, Application: Variation to reduce front yard setback from 26 feet (at 20%) to 23 feet (existing); reduce rear yard setback from 40 feet to 17 feet (existing); reduce right side yard setback from 10 feet to 5 feet (existing); and to reduce the distance between principal and accessory structure from 10 feet to 3 feet (existing) for a proposed screened room in the R-5 Single Family Residence District. The subject property consists of approximately .31 of an acre, located on the east side of Springfield Avenue, approximately 225 feet north of 119th Street in Worth Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

268669      DOCKET #7768 - M. SWAIN, Owner, Application: Variation to increase the floor area ratio from .15 to .16 for a new single family residence in the R-3 Single Family Residence District. The applicant is going to demolish the existing building and a build new residence. The subject property consists of approximately 1 acre, located on the east side of Woodley Road, approximately 386 feet west of Locust Road in New Trier Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      A letter of objection was received from one neighbor after the case had been heard concerning water run-off. The Board considered the letter and concluded the requested Floor Area Ratio was so small that it would have no impact. All engineering will be reviewed before the permit is issued.

268670      DOCKET #7769 - C & D. MICHAELS, Owners, Application: Variation to reduce right side yard setback from 15 feet to 9 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately .46 of an acre, located on the north side of Coronet Lane, approximately 200 feet east of Sunset Road in Lyons Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

268671      DOCKET #7770 - A. & K. BATTIATO, Owners, Application: Variation to reduce right side yard setback from 15 feet to 8.96 feet (existing) for an addition in the R-4 Single Family Residence District. This case was previously approved in May 2003 which expired. The subject property consists of approximately .46 of an acre, located on the south side of 63rd Street, approximately 854 feet west of Brainard Avenue in Lyons Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

268672      DOCKET #7771 - R. MORGAN, Owner, Application: Variation to increase height of fence in front yard from 3 feet to 6 feet and reduce right interior side yard setback from 10 feet to 0 feet (existing) for a deck and fence in the R-5 Single Family Residence District. The subject property consists of approximately .15 of an acre, located on the south side of 72nd Place, approximately 300 feet west of Nottingham Drive in Stickney Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 268673      DOCKET #7772 – A. KNUDSEN, Owner, Application: Variation to reduce right interior side yard setback from 15 feet to 10 feet (existing principal); reduce right interior side yard setback from 15 feet to 5 feet (existing accessory); and reduce left interior side yard setback from 15 feet to 3 feet (existing accessory) for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately .95 of an acre, located on the west side of Central Avenue, approximately 500 feet south of 173rd Street in Bremen Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None
- 268674      DOCKET #7773 – P. HITE, Owner, Application: Variation to reduce right interior side yard setback from 15 feet to 5 feet (existing accessory); reduce left interior side yard setback from 15 feet to 5 feet (existing accessory); and reduce distance between principal and accessory from 10 feet to 5 feet for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately .64 of an acre, located on the west side of Monitor Avenue, approximately 300 feet north of 131st Street in Worth Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None
- 268675      DOCKET #7774 – C. GIBAS, Owner, Application: Variation to reduce rear yard setback from 40 feet to 5 feet for a proposed garage addition in the R-5 Single Family Residence District. The subject property consists of approximately .20 of an acre, located on the northeast corner of Crescent and Bryn Mawr Avenue in Norwood Park Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None
- 268676      DOCKET #7775 – A. & S. WATTANAYUTH, Owners, Application: Variation to reduce rear yard setback from 40 feet to 28.9 feet for proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately .21 of an acre, located on the north side of Balmoral Avenue, approximately 174.90 feet west of Canfield Road in Norwood Park Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None
- 268677      DOCKET #7776 – M. & G. SZLACHTA, Owners, Application: Variation to reduce front yard setback from 30 feet to 18 feet for a new single family residence in the R-5 Single Family Residence District. The next door neighbor's have the same existing building line as the applicant is requesting. The subject property consists of approximately .26 of an acre, located on the east side of Greendale Road, contiguous to lot 335 on Meadow Lane in Northfield Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None
- 268678      DOCKET #7779 – W. MAJERCZYK, Owner, Application: Variation to reduce front yard setback from 30 feet to 25 feet; reduce right interior side yard setback from 10 feet to 6 feet 4 inches (existing accessory) for a porch and 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately .37 of an acre, located on the south side of Brookfield Avenue, approximately 100 feet east of North Lee Street in Wheeling Township. **RECOMMENDATION: That the application be granted.**
- Condition:      None  
Objectors:      None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

268679      DOCKET #7780 - J. OLKHOVYI, Owner, Application: Variation to reduce front yard setback from 24 feet (at 20%) to 22.9 feet; reduce distance between principal structure and storage shed from 10 feet to 3 feet for an existing storage shed; reduce front yard setback from 24 feet (at 20%) to 22.8 feet (existing principal); and reduce rear yard setback from 40 feet to 20 feet 14 inches (existing principal) in the R-5 Single Family Residence District. The subject property consists of approximately .25 of an acre, located on the northwest corner of Greenbriar and Greenwood Road in Maine Township. **RECOMMENDATION: That the application be granted.**

Condition:      None  
Objectors:      None

268680      DOCKET #7781 - R. MABRY, Owner, Application: Variation to reduce lot area from 40,000 square feet to 25,978 square feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .60 of an acre, located on the west side of Springfield Avenue, approximately 155 feet north of 183rd Street in Bremen Township. **Recommendation: That variation application be granted.**

Conditions: None  
Objectors: None  
Cook County Health Department Approval # 16392

268681      DOCKET #7782 - D. TABOR, Owner, Application: Variation to divide one lot into two lots; and on the east lot reduce lot width from 60 feet to 40 feet; reduce both interior side yard setbacks from 10 feet to 5 feet; and reduce lot area from 10,000 square feet to 8,000 square feet for a new single family residence in the R-5 Single Family Residence District. Ray Bernero, Code Administrator for Leyden Township was at the hearing to support the case. The subject property consists of approximately .46 of an acre, located on the north side of Diversey Avenue, approximately 80 feet west of Bellwood Avenue in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None  
Objectors: None

268682      DOCKET #7783 - M. DIATTE, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 1 foot for a garage addition in the R-5 Single Family Residence District. The subject property consists of approximately .21 of an acre, located on the north side of Catherine Avenue, approximately 74.69 feet west of Canfield Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**

Conditions: None  
Objectors: None

\* The next regularly scheduled meeting is presently set for Wednesday, January 5, 2005.